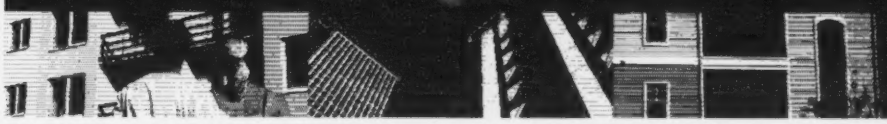
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) increased to 4.5 per cent in October 2009 from 2.4 per cent in October 2008.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Edmonton CMA was $1,015 this October, down from $1,034 in October 2008.
- In rental structures common to both surveys, the year-over-year change in the average rent for a two-bedroom apartment unit this October was not statistically different than zero.

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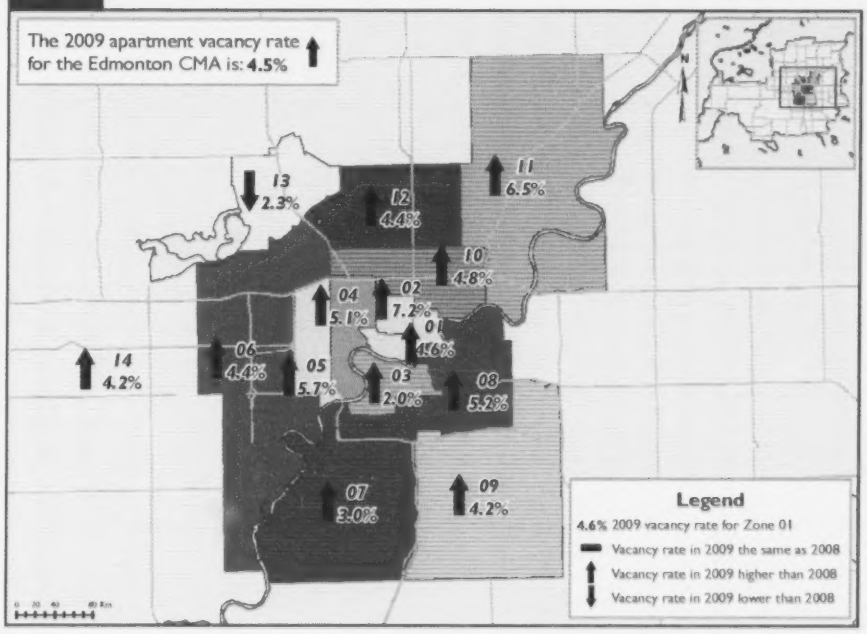

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HOME TO CANADIANS

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).

EDMONTON RENTAL MARKET SURVEY

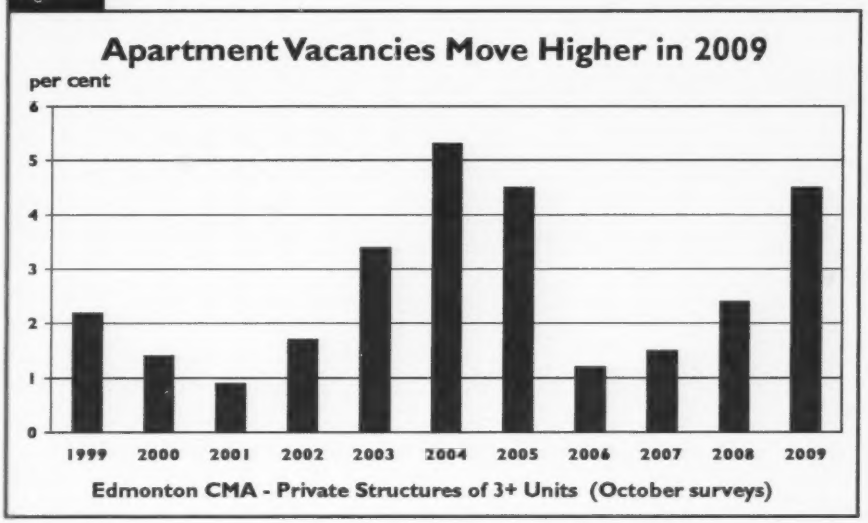
Apartment Vacancies Trend Upward in 2009

For the third year in a row, Edmonton's rental apartment vacancy rate has moved higher despite relatively modest levels of rental unit construction across the region. The apartment vacancy rate in Greater Edmonton increased to 4.5 per cent in October from 2.4 per cent in October 2008. This represents the highest vacancy rate since October 2005, when CMHC's rental market survey (RMS) reported the same overall apartment vacancy rate of 4.5 per cent. Vacancy rates across the Capital region have been moving higher this year due to increased unemployment, lower net migration, rising homeownership demand, and competition from condominium units purchased by investors and offered to the rental market.

This fall's survey shows a decrease in vacancies from the 4.7 per cent apartment vacancy rate reported in the 2009 spring rental market survey. However, a direct comparison between the spring and fall survey results could be biased due to potential seasonal factors. Students and migratory workers, for example, often leave the city during the spring and summer months but return again in the fall.

With vacancy rates tracking higher across Metro Edmonton in 2009, rent levels in some buildings have been adjusted downward this fall to reduce turnover and help shore-up occupancy levels. In October 2009, an average two-bedroom apartment rented for $1,015, down from $1,034 in October 2008.

Figure 2



Source: CMHC

On a same-sample basis, which removes the impact of new units not surveyed in the previous year and other units that have been removed in the current year, the change in average rent for a two-bedroom apartment this fall was not statistically different from a year prior. This compares with a 9.2 per cent increase recorded between October 2007 and October 2008.

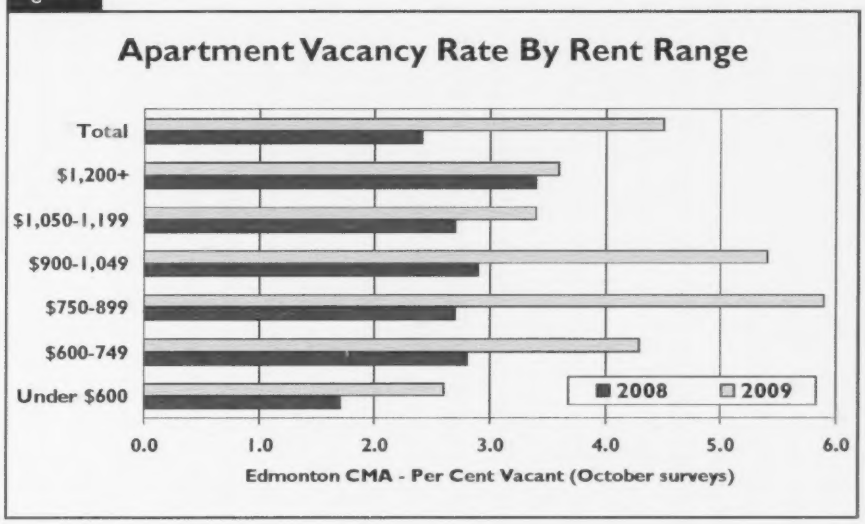
SURVEY RESULTS

CMHC's October 2009 survey of privately-owned rental structures across Greater Edmonton revealed apartment vacancy rates have remained on the upswing in 2009. The fall rental market survey found 2,643 vacant units out of a total universe of 59,040 rental apartments. This compares with 1,432 vacant suites out of 59,373 apartment units in October 2008. Over the past year, the number of vacant apartments increased by 85 per cent compared with a 53 per cent increase between the 2007 and 2008 October surveys.

The universe of purpose built rental apartments decreased by 333 units or 0.6 per cent between the two October surveys. This follows a decline of 2,451 units (-4.0 per cent) between the October 2007 and 2008 surveys. The change in the number of units in the universe is impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey were either vacant and for sale, boarded up, or converted to other uses.

While still low by historic standards, the number of rental unit completions across the region improved in the past year while the volume of condo conversions has slowed. This helps to explain the smaller decline in the 2009 rental universe. During the period October 2008 to September 2009, there were 352 rental unit completions throughout Metro, representing a 38 per cent increase over the previous 12-month period.

Figure 3



Source: CMHC

The number of row and apartment rental units removed from the CMHC rental universe in the past year due to condominium conversion totalled 1,077 units. This compared with 1,821 units removed between October 2007 and October 2008.

Table 1.1.1 shows vacancy rates by survey zone and unit type. Across the region, the apartment vacancy rate increased by 2.1 percentage points from October 2008 to an average of 4.5 per cent this fall. One-bedroom units experienced the largest increase in vacancies, up by 2.3 percentage points. In contrast, suites with three-or-more bedrooms experienced the smallest increase, rising by 0.9 percentage points.

The area with the lowest vacancy rate remained in Zone 3 (University) at two per cent, followed by Zone 13 (St. Albert) at 2.3 per cent. St. Albert was also the only surveyed zone to experience year-over-year decreases in vacancies, dropping 1.4 percentage points. Vacancies in Zone 3 are typically well below average due to strong demand from those wanting to live close to the University of Alberta campus. The highest vacancies were found in Zones 2 (Hudson Bay Reserve) and 11 (North East) at 7.2 and 6.5 per cent, respectively. As was the case in 2008, Zone 2 was the area that experienced the largest increase in vacancies, up 3.7 percentage points.

Table 1.4 and Figure 3 provide a break-out of apartment vacancy rates by rent range. Vacancies are typically below average for the lowest-priced units which rent for under $600 per month. Vacancies in 2009 were highest, at 5.9 per cent, for units renting between $750 and $899 per month. This category also experienced the largest increase in vacancies at 3.2 percentage points. Units priced over $1,200 per month experienced the smallest increase in vacancies, up 0.2 percentage points.

Availability Rates Move Higher

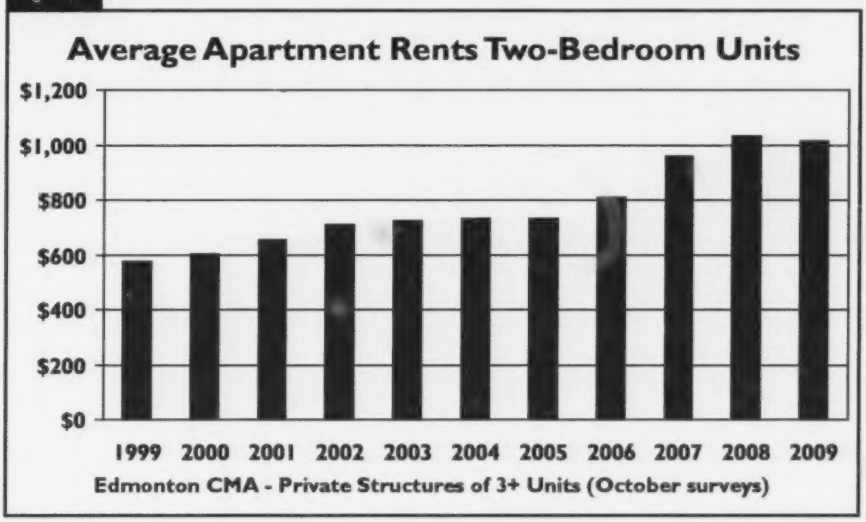
The availability rate (Table 1.1.4) for apartments increased across the Edmonton region to 5.6 per cent in the October survey, compared with 3.3 per cent in 2008. The availability rate was highest in Zone 2 (8.0 per cent) and Zone 11 (7.1 per cent) and lowest in Zone 3 (3.3 per cent) and Zone 13 (4.0 per cent). The largest increase in availability occurred in Zone 8, up by 3.7 percentage points. (See definitions on page 34 for the difference between vacancy and availability.)

Apartment Rents Decrease in 2009

Rising apartment vacancies have created a more challenging environment for property owners and managers as they attempt to maintain occupancy rates and attract new tenants. A consequence of this more competitive environment is that some renters are paying less for their units than they paid this time last year. A growing number of tenants are also receiving an incentive which lowers the amount of rent they pay on an annual basis. Following an average $71 per month increase year-over-year recorded in the October 2008 survey, the average apartment rent for all unit types across Metro decreased this year by $14 per month (see Table 1.1.2). This year's downward adjustment represents the first year-over-year decline in rent levels since 1996, when the overall vacancy rate across the Edmonton CMA was 7.6 per cent.

Table 1.1.5 provides a measurement of percentage change for average apartment rents on a same-sample basis. These figures remove the impact of new units not surveyed in the previous year or units removed in the current year due to condo conversion, major renovations or demolition. For all apartments, the year-over-year change in rents in existing units was not statistically different from zero between October 2008 and October

Figure 4



Source: CMHC

2009. This compares with an 8.9 per cent increase for all units in the previous October survey.

Table 1.1.2 shows average apartment rents by bedroom type and survey zone. The districts showing the highest overall average rents were Zones 13 ($1,033) and 6 ($1,011). Zones 8 and 13 reported the largest average rent increases, at $32 and $25 per month, respectively. These changes do not account for the impact of new units or condo conversions. This information is provided in Table 1.1.5, where rents increased on a same-sample basis by 3.7 per cent in Zone 8 and 2.1 per cent in Zone 13.

The lowest rent levels in our survey were recorded in Zones 2 and 10, with both areas averaging $785 per month for all units combined. These older inner-city areas have typically reported the lowest rents in Edmonton. The largest rent declines were reported in Zones 3 and 7, both of which saw an average decrease of $33 per month. However, both of these areas experienced notable changes in their respective universes over the past year. In Zone 3, the apartment universe increased by 229 units while the total universe dropped by 159 units in Zone 7. On a same-sample basis (Table 1.1.5), rents were largely unchanged in both areas.

Incentives Increase Along with Vacancies

As apartment vacancies continue to increase across Greater Edmonton, the number of landlords offering incentives to tenants has moved higher as well. Figure 5 displays the proportion of rental structures offering incentives such as a month's free rent or two-year leases (with locked in rents), extra appliances, free cable TV, parking or high-speed internet. The share of structures offering incentives increased to 22.9 per cent this October from 3.2 per cent in October 2008. This represents the highest level since October 2004, when 28 per cent of buildings offered tenants some incentive. With vacancies expected to turn the corner next year, look for the proportion of buildings offering incentives to either stabilize or inch downward.

Row Vacancy Rates Move Higher

Similar to the apartment segment, vacancies in Edmonton's row

Figure 5

Source: CMHC

(townhouse) units also moved higher this fall. The overall vacancy rate for Metro's townhouse rentals increased to four per cent from an average of 3.1 per cent in October 2008. This year's results match the previous peak for this decade set in 2004.

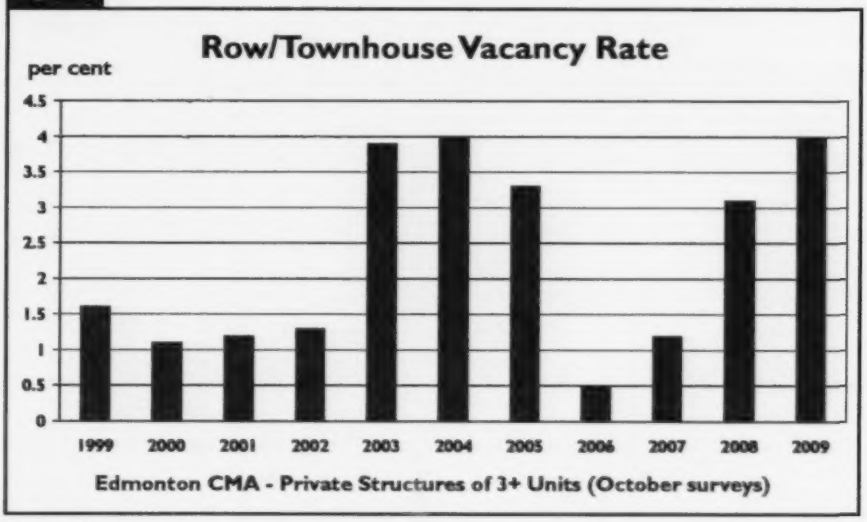
This October's survey tallied 326 vacant row units out of a universe of 8,166 dwellings. This compares with 261 vacant row units within a universe of 8,354 townhouses in the 2008 survey. The row universe declined in the past year by 188 units or 2.3 per cent. Between the 2007 and 2008 surveys, the townhouse universe decreased 1.4 per cent.

Row vacancies were highest in Zone 1 (11 per cent) and Zone 5 (6.9 per cent). Zone 1 also had the largest increase across the Capital region at 9.3 percentage points. However, as shown in Table 2.1.3, both of these zones have relatively small universes which make them prone to more volatility. The areas with the lowest townhouse vacancies were Zones 3 and 13, with vacancy rates of zero and 1.2 per cent, respectively. The availability rate for Greater Edmonton's row units increased to 5.2 per cent this fall compared with 3.8 per cent last October (Table 2.1.4.).

Row Rents Decline

Rising vacancies in the past year have resulted in downward adjustments in townhouse rental rates. The average rent for all row units decreased by $56 per month since October 2008 to $1,081. This follows an increase of $53 per month between the 2007 and 2008 surveys. As noted in our 2008 report, readers are cautioned that some changes in rent levels could be the result of units being added or removed from the universe due to new construction or condominium conversions. The largest rent increases on a dollar basis, not accounting for universe changes, occurred in Zone 13 ($39 per month). The biggest decrease occurred in Zone 1, where rents fell on average by $217 per month. On a same-sample basis (Table 2.1.5), rents in Zone 13 rose on average by 4.7 per cent while rents in Zone 1 fell by almost 20 per cent.

Figure 6



Source: CMHC

RENTAL MARKET OUTLOOK

As noted in the review of this fall's survey, apartment vacancy rates across Greater Edmonton have been trending upward in 2009 due to rising unemployment, an increase in homeownership demand, and competition from condominium units that have been purchased by investors and injected into the rental market. In 2010, a reduction in apartment completions combined with strengthening rental demand should allow vacancies to move down toward the 3.7 per cent level by the fall.

With vacancy rates starting to subside in 2010, property owners will be looking to raise rents to offset rising operating costs, in particular utilities and property taxes. A typical two-bedroom apartment will rent for close to $1,040 by October 2010, for an increase of around $25 per month on average compared to October 2009.

SECONDARY RENTAL MARKET SURVEY

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

CONDOMINIUM RENTAL MARKET SURVEY

Vacancies Decrease in Rental Condominium Apartments

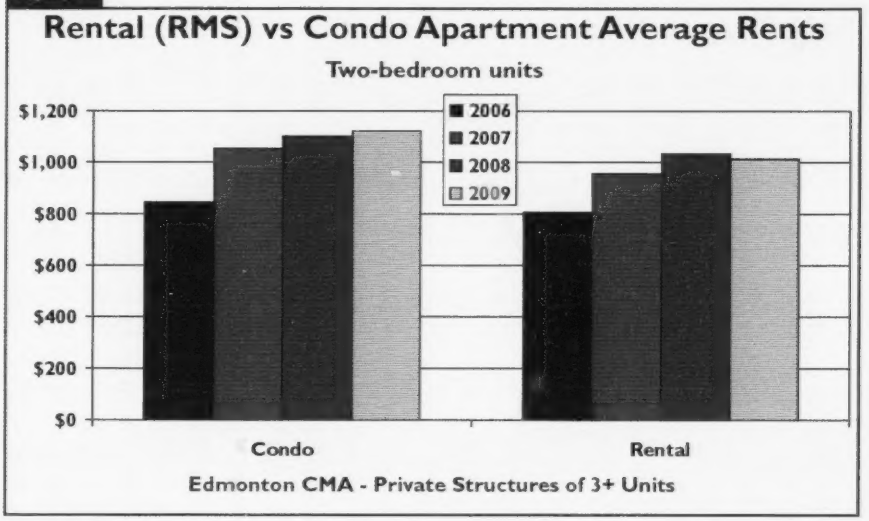
Despite a continued increase in the number of condominium apartments identified as rental units, the vacancy rate in Edmonton's investor-owned and rented condominiums has decreased in the past year. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Edmonton CMA fell from 4.3 per cent in October 2008 to 3.1 per cent this fall.

CMHC's survey found a total condominium universe of 34,797 units this October, up 6.4 per cent from the 32,698 units in October 2008 (see Table 4.3.1). The number of condominium apartments identified as rental totaled 8,415 suites, up 799 units or 10.5 per cent. Meanwhile, the proportion of condominium units revealed as investor-owned and rented has remained relatively stable. This year's survey shows that 24.2 per cent of the total condominium universe were rental units rather than owner-occupied, compared with 23.3 per cent in 2008 and 24.5 per cent in 2007.

Condo Rents Increase in 2009

For a typical two-bedroom condominium apartment unit, the monthly rent increased from $1,099 in 2008 to $1,122 this year, representing an average increase of $23 per month (Table 4.1.3). This compares with a $47 per month increase reported between October 2007 and October 2008. A comparison of monthly rental rates between rental condominiums and rental apartments in the RMS is provided in Table 4.1.2. Average rents in Edmonton's condo apartments are typically higher than in purpose-built commercial rental units. In general, condo apartments are newer and better appointed than the average commercial rental unit. Most condominium suites come with in-suite washer-dryers and many offer features such as en-suite bathrooms, walk-in closets, and underground parking.

Figure 7



Source: CMHC

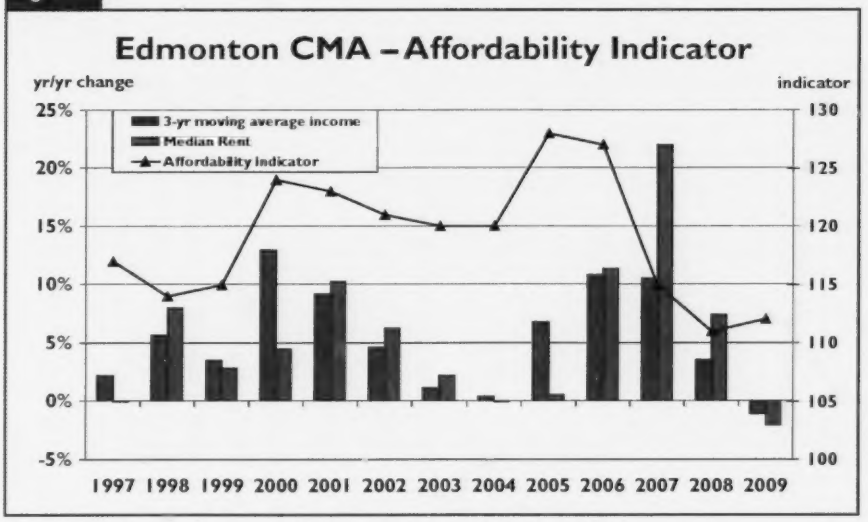
OTHER SECONDARY RENTAL MARKET SURVEY

The number of households renting in Edmonton's other secondary market this October was estimated at 47,713, up three per cent from 2008. Table 5.2 provides details on households renting secondary units by dwelling type. In the 2007 and 2008 surveys, semi-detached, row and duplex units were the most common type of property rented. In 2009, however, single-detached units represented the largest segment at 23,392 units, up 14 per cent year-over-year. The number of households renting semi-detached, row or duplex units declined to 20,039, representing a decrease of 1,727 units or 7.9 per cent.

In CMHC's 2007 and 2008 surveys, results were provided on the third category, accessory suites, which include suites and basement apartments. The 2009 survey did not generate data that was considered statistically reliable. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Average rents by dwelling type in the secondary market are provided in Table 5.1. For all unit types, the average rent this October was $1,049, representing a $29 per month decrease from last year's results. This was a departure from the $153 per month increase reported between October 2007 and October 2008. For semi-detached, row and duplex units the average rent was $990, down by $33 per month from this time last year. This compares with a $128 per month year-over-year increase reported in the 2008 survey. A single-detached house rented for an average of $1,122 in this year's survey, representing a decrease of $68 per month on average from a year prior. In 2008, CMHC's survey reported a gain of $203 per month over the single-detached rent reported in October 2007.

Figure 8

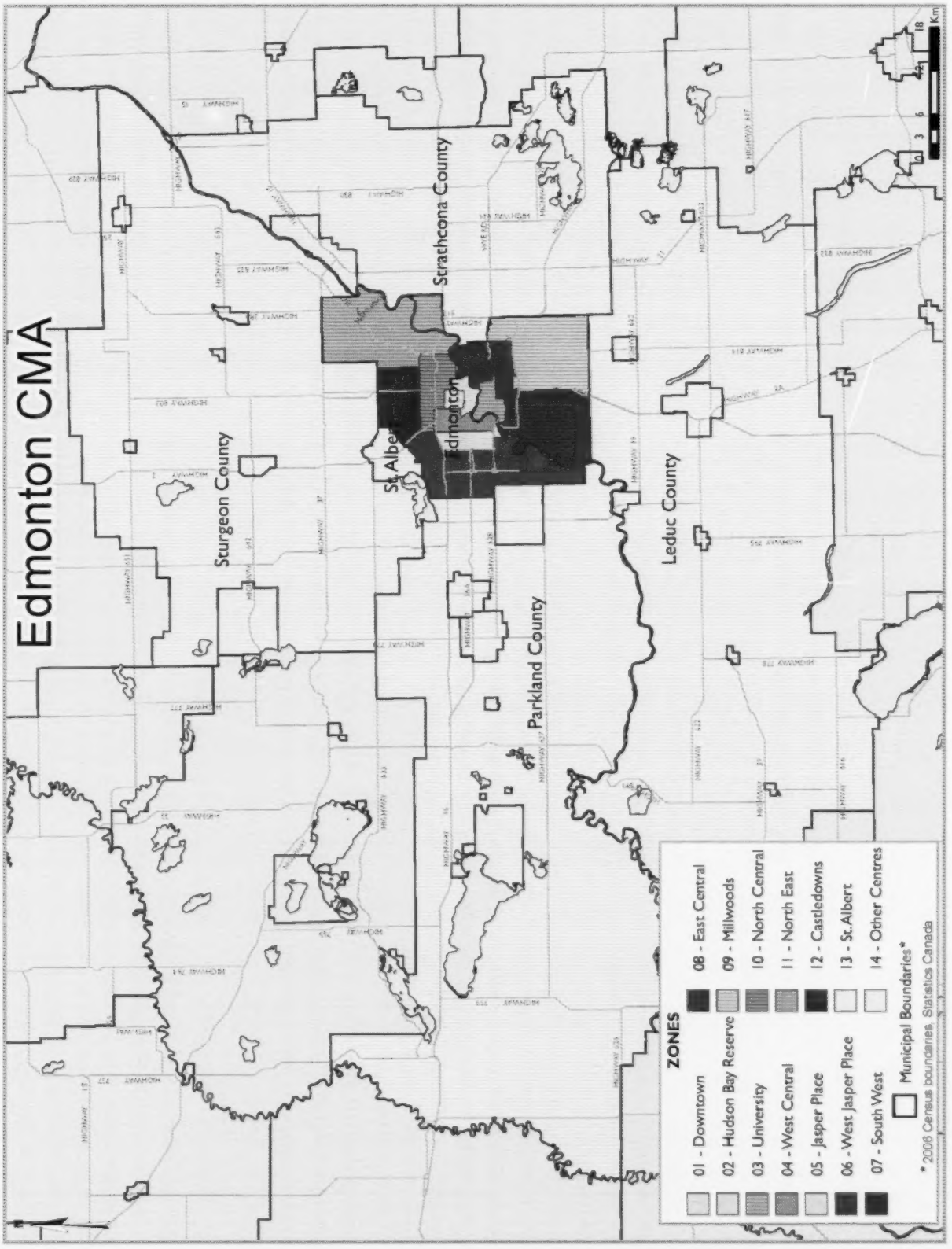


Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

RENTAL AFFORDABILITY INDICATOR

CMHC's rental affordability indicator shows that affordability in Edmonton's rental market remained relatively stable in the past year. The rental affordability indicator in Edmonton inched upward to 112* for 2009 compared with 111 in 2008. The decrease in costs of renting a median priced two-bedroom apartment this year was accompanied by a similar decline in the estimated three-year moving average for renter households' median income.

* Please refer to the methodology section for detailed information on the indicator.


Edmonton CMA
Strathcona County
Edmonton
St. Albert
Sturgeon County
Leduc County
Parkland County
Km
18
6
3
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St.Albert
14 - Other Centres
Municipal Boundaries*
* 2006 Census boundaries. Statistics Canada

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - Census tracts: 0030.00, 0031.00, 0032.01-0032.02, 0033.00, 0034.00, 0044.00, 0045.00
Zone 2	**Hudson Bay Reserve** - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	**University** - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	**West Central** - Census tracts: 0009.00, 0024.01-0024.02, 0029.00, 0048.00, 0049.00, 0052.01-0052.02, 0053.00, 0063.00, 0064.01-0064.02
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - Census tracts: 0007.01, 0008.01-0008.02, 0025.00, 0026.01-0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	**West Jasper Place** - Census tracts: 0006.01, 0006.03-0006.06, 0006.08-0006.09, 0006.11, 0006.13-0006.18, 0007.02, 0079.01-0079.02
Zones 5-6	**West**
Zone 7	**South West** - Census tracts: 0001.02, 0001.03-0001.07, 0002.01-0002.05, 0003.00, 0004.01-0004.02, 0005.01-0005.02, 0005.04-0005.05, 0005.07-0005.08, 0012.01-0012.02, 0104.08-104.09
Zone 8	**East Central** - Census tracts: 0015.01-0015.02, 0016.01-0016.02, 0017.00, 0018.00, 0019.01-0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	**Millwoods** - Census tracts: 0001.01, 0090.01-0090.09, 0090.11-0090.13, 0090.15-0090.22, 0104.10-0104.11
Zone 7-9	**South**
Zone 10	**North Central** - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01-0060.02, 0061.00, 0062.00, 0065.01-0065.03, 0066.01-0066.02, 0067.01-0067.02, 0068.01-0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	**North East** - Census tracts: 0042.01-0042.02, 0058.00, 0075.01-0075.10, 0140.05-0140.06
Zone 12	**Castledowns** - Census tracts: 0076.01-0076.02, 0077.01-0077.02, 0078.01-0078.03, 0078.05-0078.09, 0078.11-0078.13, 0121.05
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - Census tracts: 0120.01-0120.03, 0120.05-0120.06, 0121.02-0121.04, 0121.06, 0140.03
Zone 14	**Other Centres** - Census tracts: 0100.00, 0101.01-0101.02, 0102.00, 0103.00, 0104.02, 0104.05, 0104.12-0104.14, 0105.01, 0105.03-0105.04, 0106.00, 0110.01-0110.02, 0111.00, 0140.04, 0141.00, 0142.01-0142.04, 0150.00, 0151.00, 0152.00, 0153.00, 0154.00, 0155.00, 0156.00, 0157.00, 0160.01-0160.02, 0161.00, 0162.01-0162.02, 0163.03-0163.04, 0164.00, 0165.01-0165.02, 0166.00, 0200.00
Zones 1-14	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	1.4 a	4.1 b	1.8 a	5.0 b	2.0 a	4.0 b	2.1 b	3.3 c	1.8 a	4.6 a
Zone 2	4.1 d	2.9 c	3.4 b	7.2 b	3.5 c	8.5 c	**	**	3.5 b	7.2 b
Zone 3	0.6 a	0.2 b	1.0 a	2.3 b	1.7 c	2.0 b	**	**	1.4 a	2.0 b
Zone 4	5.4 d	6.7 b	2.5 b	4.4 b	3.0 b	5.6 b	0.0 d	**	2.9 b	5.1 b
Edmonton Core (Zones 1-4)	1.9 a	3.3 b	2.0 a	4.7 a	2.3 a	4.5 a	5.0 d	3.6 c	2.1 a	4.4 a
Zone 5	**	4.3 d	2.3 a	5.9 b	3.7 b	5.7 b	4.0 c	4.3 c	3.0 a	5.7 a
Zone 6	5.8 b	4.1 a	2.7 a	2.9 a	2.7 a	5.5 a	2.1 b	3.8 b	2.8 a	4.4 a
West (Zones 5-6)	4.4 c	4.2 c	2.5 a	4.8 a	3.2 b	5.6 a	3.0 c	4.0 b	2.9 a	5.1 a
Zone 7	1.5 a	1.1 a	1.4 a	3.0 a	2.0 a	3.1 a	1.1 a	2.7 b	1.7 a	3.0 a
Zone 8	4.5 c	5.7 d	2.0 a	3.6 b	2.4 a	6.8 b	0.0 a	4.6 d	2.2 a	5.2 a
Zone 9	0.0 c	**	2.5 a	5.8 b	1.6 a	3.2 a	1.2 d	4.8 d	1.9 a	4.2 a
South (Zones 7-9)	2.2 b	2.9 b	1.7 a	3.5 a	2.0 a	3.7 a	1.0 a	3.4 c	1.8 a	3.6 a
Zone 10	**	**	3.4 c	4.8 d	3.3 d	5.5 d	**	**	3.4 c	4.8 c
Zone 11	8.0 a	3.9 a	3.1 a	4.5 b	3.5 a	7.6 a	6.4 a	8.9 b	3.7 a	6.5 a
Zone 12	2.0 a	**	2.0 a	4.1 c	3.5 b	4.4 b	2.8 a	4.6 b	2.9 a	4.4 b
North (Zones 10-12)	3.7 d	4.1 d	3.1 b	4.6 b	3.5 a	6.0 b	4.2 b	5.8 b	3.4 a	5.3 a
Edmonton City (Zones 1-12)	2.4 a	3.4 b	2.2 a	4.5 a	2.6 a	4.8 a	3.3 b	4.3 a	2.4 a	4.5 a
Zone 13	n/u	n/u	1.3 a	2.6 a	2.3 a	1.1 a	10.1 a	5.1 a	3.7 a	2.3 a
Zone 14	1.4 a	1.5 a	2.2 a	3.6 a	1.8 a	4.3 a	4.1 a	8.1 a	2.0 a	4.2 a
Edmonton CMA	**2.4 a**	**3.4 b**	**2.2 a**	**4.5 a**	**2.5 a**	**4.7 a**	**3.7 b**	**4.6 a**	**2.4 a**	**4.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	730 a	737 a	884 a	882 a	1,136 a	1,136 a	1,295 a	1,327 a	943 a	937 a
Zone 2	615 a	598 a	734 a	752 a	925 a	903 a	1,151 a	1,026 b	784 a	785 a
Zone 3	792 b	765 b	906 a	895 a	1,186 a	1,135 a	1,171 b	1,223 c	981 a	948 a
Zone 4	629 a	633 a	784 a	812 a	943 a	954 a	1,137 b	1,140 a	832 a	845 a
Edmonton Core (Zones 1-4)	722 a	716 a	854 a	854 a	1,089 a	1,070 a	1,209 a	1,242 a	915 a	903 a
Zone 5	632 a	644 a	810 a	785 a	971 a	946 a	1,143 a	1,150 a	893 a	866 a
Zone 6	767 a	751 a	918 a	906 a	1,081 a	1,058 a	1,278 a	1,241 a	1,022 a	1,011 a
West (Zones 5-6)	715 a	702 a	851 a	828 a	1,027 a	1,007 a	1,216 a	1,198 a	953 a	932 a
Zone 7	747 a	742 a	911 a	880 a	1,072 a	1,037 a	1,205 a	1,242 a	1,012 a	979 a
Zone 8	683 a	689 a	787 a	815 a	930 a	968 a	1,022 b	1,018 a	858 a	890 a
Zone 9	744 a	719 a	881 a	870 a	1,052 a	1,033 a	1,247 a	1,284 a	990 a	984 a
South (Zones 7-9)	728 a	722 a	880 a	865 a	1,044 a	1,025 a	1,197 a	1,218 a	981 a	964 a
Zone 10	598 b	607 a	725 a	759 a	836 a	856 a	1,044 a	993 a	770 a	785 a
Zone 11	688 a	654 a	844 a	812 a	1,009 a	984 a	1,128 a	1,104 a	956 a	925 a
Zone 12	702 a	642 a	889 a	853 a	1,017 a	979 a	1,142 a	1,184 a	978 a	956 a
North (Zones 10-12)	616 a	615 a	794 a	789 a	958 a	944 a	1,103 a	1,112 a	883 a	873 a
Edmonton City (Zones 1-12)	707 a	705 a	848 a	842 a	1,038 a	1,019 a	1,175 a	1,184 a	929 a	914 a
Zone 13	n/u	n/u	845 a	895 a	1,028 a	1,029 a	1,158 a	1,206 a	1,008 a	1,033 a
Zone 14	700 a	683 a	816 a	818 a	993 a	980 a	1,085 a	1,085 a	937 a	930 a
Edmonton CMA	**707 a**	**704 a**	**847 a**	**841 a**	**1,034 a**	**1,015 a**	**1,170 a**	**1,180 a**	**930 a**	**916 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	64 b	1,585	345 b	6,906	126 b	3,170	6 c	186	542 a	11,847
Zone 2	10 c	351	197 b	2,722	99 c	1,167	**	55	309 b	4,295
Zone 3	1 b	758	86 b	3,729	35 b	1,752	**	121	125 b	6,361
Zone 4	23 b	343	70 b	1,586	60 b	1,060	**	37	156 b	3,026
Edmonton Core (Zones 1-4)	99 b	3,038	698 a	14,943	320 a	7,149	14 c	399	1,131 a	25,529
Zone 5	6 d	128	124 b	2,097	93 b	1,632	12 c	285	235 a	4,142
Zone 6	7 a	171	36 a	1,206	98 a	1,802	12 b	329	153 a	3,507
West (Zones 5-6)	13 c	299	160 a	3,302	191 a	3,434	25 b	614	388 a	7,649
Zone 7	2 a	215	81 a	2,706	121 a	3,955	12 b	423	216 a	7,299
Zone 8	6 d	99	35 b	969	68 b	1,002	3 d	72	111 a	2,142
Zone 9	**	34	37 b	640	36 a	1,128	6 d	124	81 a	1,926
South (Zones 7-9)	10 b	347	152 a	4,316	225 a	6,085	21 c	618	408 a	11,367
Zone 10	**	345	114 d	2,384	89 d	1,628	**	164	218 c	4,521
Zone 11	2 a	51	62 b	1,360	150 a	1,971	27 b	304	241 a	3,687
Zone 12	**	39	29 c	717	60 b	1,356	11 b	248	105 b	2,360
North (Zones 10-12)	18 d	435	205 b	4,460	299 b	4,956	42 b	717	564 a	10,568
Edmonton City (Zones 1-12)	139 b	4,119	1,214 a	27,021	1,036 a	21,624	102 a	2,348	2,491 a	55,113
Zone 13	n/u	n/u	4 a	155	4 a	357	7 a	136	15 a	648
Zone 14	1 a	65	35 a	984	89 a	2,082	12 a	148	137 a	3,279
Edmonton CMA	**140 b**	**4,184**	**1,253 a**	**28,160**	**1,129 a**	**24,063**	**121 a**	**2,632**	**2,643 a**	**59,040**

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	2.8 a	5.7 b	2.4 a	6.0 a	3.0 a	5.3 b	3.9 c	4.5 c	2.6 a	5.8 a
Zone 2	6.7 c	3.6 d	4.2 b	8.1 b	4.0 b	9.5 b	**	**	4.4 b	8.0 b
Zone 3	1.0 a	1.4 d	1.7 b	3.7 c	2.1 c	3.2 b	**	**	2.0 b	3.3 b
Zone 4	5.4 d	7.2 b	4.0 b	5.5 b	4.5 b	6.9 b	0.0 d	**	4.3 b	6.3 b
Edmonton Core (Zones 1-4)	3.1 b	4.6 b	2.7 a	5.8 a	3.2 a	5.7 a	5.7 d	4.6 c	3.0 a	5.6 a
Zone 5	**	4.3 d	3.1 b	6.7 b	5.0 b	6.9 b	5.1 c	4.7 c	3.9 b	6.5 a
Zone 6	7.1 b	4.7 a	6.9 a	4.1 a	4.3 b	7.5 a	6.9 b	7.1 a	5.7 a	6.2 a
West (Zones 5-6)	5.2 c	4.5 c	4.5 a	5.7 a	4.7 a	7.2 a	6.0 b	6.0 b	4.7 a	6.4 a
Zone 7	2.0 b	1.1 a	2.1 a	4.1 a	3.1 a	4.4 a	1.8 a	3.7 c	2.6 a	4.1 a
Zone 8	4.5 c	5.7 d	2.4 a	5.2 b	2.9 a	7.8 a	0.0 a	4.6 d	2.7 a	6.4 a
Zone 9	0.0 c	**	2.9 a	6.1 b	2.4 a	4.1 a	3.5 d	4.8 d	2.6 a	4.9 a
South (Zones 7-9)	2.5 a	2.9 b	2.3 a	4.6 a	2.9 a	4.9 a	1.8 a	4.0 c	2.6 a	4.7 a
Zone 10	**	**	3.6 c	5.2 d	3.5 c	**	**	**	3.5 c	5.3 c
Zone 11	8.0 a	5.8 a	3.5 a	5.3 a	4.0 a	8.0 a	7.1 a	9.6 b	4.1 a	7.1 a
Zone 12	4.1 a	**	3.4 b	5.0 c	5.6 b	5.9 b	4.7 b	7.1 b	4.8 a	5.9 b
North (Zones 10-12)	3.9 d	4.3 d	3.5 b	5.2 b	4.3 a	6.9 b	5.0 b	7.0 b	4.0 a	6.1 a
Edmonton City (Zones 1-12)	3.3 b	4.4 b	3.0 a	5.5 a	3.6 a	6.0 a	4.6 a	5.5 a	3.3 a	5.6 a
Zone 13	n/u	n/u	1.9 a	3.2 a	4.2 a	2.8 a	13.0 a	8.1 a	5.5 a	4.0 a
Zone 14	1.4 a	3.1 a	2.8 a	3.9 a	3.2 a	5.7 a	4.7 a	8.1 a	3.1 a	5.2 a
Edmonton CMA	**3.3 b**	**4.4 b**	**3.0 a**	**5.4 a**	**3.6 a**	**5.9 a**	**5.0 a**	**5.8 a**	**3.3 a**	**5.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1	5.5 b	++	6.7 b	++	8.4 b	++	8.0 b	++	7.1 b	++
Zone 2	**	++	14.8 c	++	**	++	**	**	14.1 c	++
Zone 3	14.0 c	++	14.1 a	++	14.8 c	++	**	**	13.6 c	++
Zone 4	8.6 c	1.1 d	**	++	**	**	**	**	3.8 d	++
Edmonton Core (Zones 1-4)	9.1 b	++	9.5 a	++	10.3 a	++	9.6 c	++	9.4 a	++
Zone 5	12.0 d	++	10.3 c	++	11.7 c	++	9.7 c	++	10.8 c	++
Zone 6	10.5 c	++	4.0 b	++	6.1 b	++	5.2 d	-3.7 d	5.7 a	++
West (Zones 5-6)	11.2 c	++	7.7 b	++	9.0 b	++	7.4 c	++	8.5 b	++
Zone 7	4.2 c	++	3.7 c	++	4.6 b	++	4.2 c	**	4.0 b	++
Zone 8	**	++	11.5 a	2.9 c	12.1 a	3.4 c	**	**	12.4 a	3.7 c
Zone 9	12.9 c	++	4.4 d	++	6.7 b	++	**	**	6.2 b	++
South (Zones 7-9)	5.9 b	++	5.2 b	++	6.1 a	++	5.3 c	3.7 d	5.8 a	++
Zone 10	**	**	13.8 c	++	11.8 d	++	**	**	13.8 c	++
Zone 11	6.9 a	++	7.3 a	++	8.3 a	++	15.9 a	++	8.5 a	++
Zone 12	18.9 d	**	13.5 c	++	13.5 a	++	20.9 a	4.9 b	14.0 a	++
North (Zones 10-12)	12.7 d	++	11.4 c	++	10.9 a	++	17.9 a	++	11.8 a	++
Edmonton City (Zones 1-12)	9.2 a	++	8.7 a	++	9.3 a	++	10.1 a	++	9.0 a	++
Zone 13	n/u	n/u	13.7 a	5.2 a	14.9 a	1.7 a	15.9 a	2.3 a	13.2 a	2.1 a
Zone 14	7.1 a	-4.4 a	7.8 a	-0.1 a	6.9 a	0.0 a	11.3 a	1.7 a	7.0 a	-0.1 a
Edmonton CMA	**9.2 a**	**++**	**8.7 a**	**++**	**9.2 a**	**++**	**10.3 a**	**++**	**8.9 a**	**++**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA										
Pre 1960	2.2 c	7.3 c	2.9 b	6.1 b	2.1 a	5.8 a	0.0 c	2.8 a	2.4 a	5.9 a
1960 - 1974	2.6 a	3.8 b	2.2 a	4.6 a	2.7 a	4.6 a	3.8 b	4.9 b	2.5 a	4.6 a
1975 - 1989	2.1 a	2.0 a	2.1 a	3.9 a	2.8 a	4.5 a	3.7 b	4.4 a	2.5 a	4.1 a
1990+	0.5 a	1.0 a	2.0 a	4.8 c	1.4 a	4.9 a	0.0 a	**	1.5 a	4.7 a
Total	2.4 a	3.4 b	2.2 a	4.5 a	2.5 a	4.7 a	3.7 b	4.6 a	2.4 a	4.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA										
Pre 1960	516 b	506 a	761 a	759 a	970 a	952 a	1,235 a	1,245 a	856 a	851 a
1960 - 1974	692 a	696 a	833 a	830 a	1,004 a	988 a	1,143 a	1,133 a	897 a	883 a
1975 - 1989	728 a	729 a	864 a	854 a	1,041 a	1,017 a	1,202 a	1,228 a	955 a	939 a
1990+	918 a	908 b	995 a	986 a	1,154 a	1,142 a	909 b	1,019 b	1,095 a	1,089 a
Total	707 a	704 a	847 a	841 a	1,034 a	1,015 a	1,170 a	1,180 a	930 a	916 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA										
3 to 5 Units	6.2 a	6.8 a	4.2 c	4.3 c	1.0 a	0.9 a	1.4 a	5.8 c	2.6 a	3.7 b
6 to 19 Units	2.3 c	3.3 d	2.6 a	4.9 b	2.9 a	5.6 b	4.8 c	4.3 c	2.8 a	5.0 b
20 to 49 Units	4.9 b	5.0 b	2.3 a	5.7 a	2.7 a	5.2 a	2.6 a	5.3 b	2.7 a	5.4 a
50 to 99 Units	1.1 a	4.1 b	1.8 a	4.2 a	2.2 a	4.6 a	2.3 a	3.8 b	2.0 a	4.3 a
100+ Units	0.6 a	1.7 a	1.5 a	1.6 a	2.1 a	2.7 a	6.4 a	3.6 b	1.8 a	2.1 a
Total	2.4 a	3.4 b	2.2 a	4.5 a	2.5 a	4.7 a	3.7 b	4.6 a	2.4 a	4.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA										
3 to 5 Units	425 a	391 c	620 a	654 a	792 b	950 a	886 b	979 a	709 a	846 a
6 to 19 Units	592 a	599 a	740 a	764 a	910 a	904 a	1,129 a	1,115 a	820 a	814 a
20 to 49 Units	650 a	652 a	815 a	812 a	997 a	972 a	1,162 a	1,163 a	900 a	889 a
50 to 99 Units	763 a	758 a	911 a	898 a	1,057 a	1,058 a	1,203 a	1,206 a	984 a	980 a
100+ Units	818 a	812 a	1,006 a	971 a	1,231 a	1,199 a	1,313 a	1,389 a	1,080 a	1,047 a
Total	707 a	704 a	847 a	841 a	1,034 a	1,015 a	1,170 a	1,180 a	930 a	916 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	4.3 a	4.3 a	2.2 c	7.9 c	2.1 a	5.7 b	1.8 a	4.9 b	1.6 a	2.7 a
Zone 2	**	**	2.7 c	**	4.0 a	8.0 a	**	**	n/u	n/u
Zone 3	3.3 a	**	**	2.5 c	1.7 b	2.8 b	1.2 a	1.0 a	0.8 a	0.7 a
Zone 4	**	**	3.1 d	5.1 c	3.5 b	6.6 b	n/u	n/u	**	**
Edmonton Core (Zones 1-4)	2.0 c	1.0 a	2.3 b	5.3 b	2.9 a	5.9 a	1.8 a	4.2 b	1.3 a	2.1 a
Zone 5	0.0 a	5.9 a	1.7 c	6.1 c	3.2 a	5.8 a	2.6 c	4.4 d	**	**
Zone 6	n/u	**	3.3 c	3.5 a	2.5 b	7.3 a	2.5 a	5.9 a	3.0 a	0.7 a
West (Zones 5-6)	0.0 a	4.8 a	2.4 b	5.0 b	3.0 a	6.1 a	2.5 a	5.6 b	4.4 a	1.9 a
Zone 7	**	**	1.4 a	3.8 d	1.8 a	3.4 b	2.1 a	3.2 a	1.2 a	1.8 a
Zone 8	1.1 a	3.7 d	3.9 c	6.5 a	1.0 a	5.1 b	0.7 a	2.4 a	**	**
Zone 9	n/s	**	2.4 b	3.0 a	2.7 a	4.5 b	0.8 a	4.8 a	**	**
South (Zones 7-9)	1.0 a	3.2 d	3.0 b	5.1 a	1.8 a	3.8 a	1.7 a	3.5 a	1.2 a	2.0 a
Zone 10	8.3 a	6.4 a	2.8 c	4.1 d	3.8 b	6.4 b	5.5 a	**	n/u	n/u
Zone 11	**	**	8.1 a	10.0 a	3.8 a	7.7 a	2.4 a	6.0 a	**	**
Zone 12	n/u	n/u	9.1 a	4.1 c	2.6 a	4.6 c	1.9 a	4.0 a	n/u	n/u
North (Zones 10-12)	7.7 a	5.1 a	4.1 c	5.1 c	3.3 a	5.9 a	2.7 a	5.5 a	**	**
Edmonton City (Zones 1-12)	2.6 b	2.9 a	2.8 a	5.2 b	2.7 a	5.4 a	2.1 a	4.5 a	1.6 a	2.0 a
Zone 13	n/u	n/u	0.0 a	0.0 a	0.3 a	1.0 a	n/u	n/u	**	**
Zone 14	2.2 a	7.8 a	2.4 a	2.3 a	2.4 a	6.0 a	0.8 a	2.2 a	**	**
Edmonton CMA	**2.6 a**	**3.7 b**	**2.8 a**	**5.0 b**	**2.7 a**	**5.4 a**	**2.0 a**	**4.3 a**	**1.8 a**	**2.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA										
LT $600	2.9 c	4.3 d	1.2 a	0.7 b	0.0 d	**	n/s	n/s	1.7 c	2.6 b
$600 - $749	4.4 c	3.9 c	2.7 b	4.8 c	1.1 a	2.0 c	**	**	2.8 a	4.3 b
$750 - $899	2.2 a	2.0 b	3.0 a	6.2 a	2.2 a	5.8 b	**	4.1 d	2.7 a	5.9 a
$900 - $1049	1.6 c	2.1 c	2.2 a	3.3 b	3.8 a	6.8 a	0.0 b	8.1 c	2.9 a	5.4 a
$1050 - $1199	**	**	1.5 a	1.4 a	3.0 a	3.8 a	2.8 b	5.3 b	2.7 a	3.4 a
$1200+	**	**	2.7 a	2.0 b	2.0 a	3.4 a	7.2 c	4.4 b	3.4 a	3.6 a
Total	2.4 a	3.4 b	2.2 a	4.5 a	2.5 a	4.7 a	3.7 b	4.6 a	2.4 a	4.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	n/u	n/u	**	**	**	**	**	**	1.7 a	11.0 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	**	n/u	**	**	**	**	**	**	0.0 a
Zone 4	**	**	2.6 a	**	4.3 a	**	1.5 a	**	2.9 a	5.5 d
Edmonton Core (Zones 1-4)	**	**	2.2 a	**	3.5 a	**	2.1 a	**	2.8 a	**
Zone 5	n/u	**	n/u	**	**	**	**	**	**	6.9 a
Zone 6	n/u	n/u	7.4 a	7.7 a	3.4 a	2.8 a	3.9 a	2.7 a	3.8 a	2.8 a
West (Zones 5-6)	n/u	**	7.4 a	6.7 a	3.3 a	3.1 a	3.7 a	3.6 a	3.7 a	3.5 a
Zone 7	n/u	n/u	**	**	0.3 b	5.5 c	2.0 a	4.2 b	1.5 a	4.5 b
Zone 8	**	**	**	**	2.6 a	7.8 a	1.5 a	5.3 a	1.8 a	5.6 a
Zone 9	n/u	n/u	0.0 a	0.0 a	5.5 d	2.1 c	2.9 b	2.0 c	3.8 c	2.0 c
South (Zones 7-9)	**	**	1.1 a	2.4 a	2.5 b	5.3 b	2.1 a	3.8 b	2.2 a	4.2 a
Zone 10	n/u	n/u	13.3 a	21.4 a	4.4 a	7.1 a	5.5 a	3.9 a	5.3 a	5.3 a
Zone 11	**	**	**	**	7.0 b	7.0 b	4.2 b	3.0 b	5.1 b	3.9 b
Zone 12	n/u	n/u	n/u	n/u	**	**	1.9 b	2.5 b	1.9 a	2.3 b
North (Zones 10-12)	**	**	11.6 a	18.8 a	5.6 b	6.5 b	3.9 a	3.1 b	4.5 a	4.0 a
Edmonton City (Zones 1-12)	12.9 a	0.0 a	3.3 a	5.7 b	3.7 a	5.3 b	3.2 a	3.6 a	3.4 a	4.2 a
Zone 13	n/u	n/u	n/u	n/u	**	**	0.0 a	1.3 a	0.0 a	1.2 a
Zone 14	**	**	0.0 a	0.0 a	0.6 a	2.6 a	1.7 a	2.8 a	1.2 a	2.7 a
Edmonton CMA	**12.5 a**	**0.0 a**	**3.0 a**	**5.2 b**	**3.3 a**	**5.0 b**	**3.0 a**	**3.5 a**	**3.1 a**	**4.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	n/u	n/u	**	**	**	**	**	**	1,149 a	932 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	**	n/u	**	n/s	n/s	n/s	n/s	n/s	**
Zone 4	**	**	734 a	777 b	902 a	935 b	1,024 b	1,076 b	943 a	986 b
Edmonton Core (Zones 1-4)	**	**	795 b	809 c	932 a	914 a	1,065 b	1,075 b	981 a	967 b
Zone 5	n/u	n/s	n/u	n/s	**	**	**	**	**	**
Zone 6	n/u	n/u	1,130 a	1,155 a	1,211 a	1,194 a	1,274 a	1,258 a	1,246 a	1,231 a
West (Zones 5-6)	n/u	n/s	1,130 a	1,155 a	1,197 a	1,161 a	1,244 a	1,191 a	1,225 a	1,179 a
Zone 7	n/u	n/u	**	**	1,155 a	1,012 a	1,335 a	1,190 a	1,283 a	1,142 a
Zone 8	**	**	**	**	1,122 a	1,074 a	1,158 a	1,104 b	1,110 a	1,068 a
Zone 9	n/u	n/u	818 a	777 a	1,047 b	1,027 a	1,111 b	1,073 a	1,080 b	1,053 a
South (Zones 7-9)	**	**	911 a	917 a	1,114 a	1,035 a	1,244 a	1,141 a	1,186 a	1,100 a
Zone 10	n/u	n/u	683 c	703 b	930 a	862 a	1,071 a	1,003 a	1,018 a	949 a
Zone 11	**	**	**	**	1,098 a	1,051 a	1,148 a	1,076 a	1,133 a	1,068 a
Zone 12	n/u	n/u	n/u	n/u	**	**	1,262 a	1,191 a	1,282 a	1,201 a
North (Zones 10-12)	**	**	663 c	705 b	1,054 a	983 a	1,158 a	1,088 a	1,130 a	1,060 a
Edmonton City (Zones 1-12)	**	740 b	897 a	900 a	1,089 a	1,030 a	1,196 a	1,124 a	1,153 a	1,088 a
Zone 13	n/u	n/u	n/u	n/u	**	**	1,156 a	1,192 a	1,133 a	1,172 a
Zone 14	**	**	646 a	675 a	913 a	945 a	1,051 a	1,071 a	998 a	1,017 a
Edmonton CMA	**853 a**	**733 b**	**869 a**	**878 a**	**1,070 a**	**1,020 a**	**1,180 a**	**1,120 a**	**1,137 a**	**1,081 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	n/u	n/u	**	**	**	**	**	**	13 a	118
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	**	**	**	**	**	**	**	**	0 a	21
Zone 4	**	**	**	59	**	285	**	250	33 d	595
Edmonton Core (Zones 1-4)	**	**	**	69	**	351	**	311	**	738
Zone 5	**	**	**	**	**	**	**	**	15 a	216
Zone 6	n/u	n/u	2 a	26	13 a	468	19 a	703	34 a	1,197
West (Zones 5-6)	**	**	2 a	30	16 a	513	31 a	866	49 a	1,413
Zone 7	n/u	n/u	**	**	17 c	302	37 b	899	55 b	1,212
Zone 8	**	**	**	**	18 a	231	18 a	337	37 a	658
Zone 9	n/u	n/u	0 a	13	4 c	190	9 c	447	13 c	650
South (Zones 7-9)	**	**	2 a	90	39 b	723	64 b	1,683	105 a	2,520
Zone 10	n/u	n/u	3 a	14	19 a	269	21 a	533	43 a	816
Zone 11	**	**	**	**	19 b	273	27 b	893	46 b	1,176
Zone 12	n/u	n/u	n/u	n/u	**	**	13 b	526	13 b	566
North (Zones 10-12)	**	**	3 a	16	38 b	582	61 b	1,952	102 a	2,558
Edmonton City (Zones 1-12)	0 a	44	12 b	205	115 b	2,169	175 a	4,811	302 a	7,229
Zone 13	n/u	n/u	n/u	n/u	**	**	1 a	75	1 a	82
Zone 14	**	**	0 a	19	8 a	305	15 a	530	23 a	855
Edmonton CMA	**0 a**	**45**	**12 b**	**224**	**123 b**	**2,481**	**191 a**	**5,416**	**326 a**	**8,166**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	n/u	n/u	**	**	**	**	**	**	2.6 a	11.0 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	**	n/u	**	**	**	**	**	**	0.0 a
Zone 4	**	**	2.6 a	**	4.3 a	**	1.5 a	**	2.9 a	7.1 c
Edmonton Core (Zones 1-4)	**	**	4.4 a	**	3.5 a	**	2.1 a	**	2.9 a	7.5 c
Zone 5	n/u	**	n/u	**	**	**	**	**	**	6.9 a
Zone 6	n/u	n/u	11.1 a	7.7 a	6.4 a	3.8 a	4.9 a	3.6 a	5.7 a	3.8 a
West (Zones 5-6)	n/u	**	11.1 a	6.7 a	6.1 a	4.1 a	4.6 a	4.3 a	5.3 a	4.2 a
Zone 7	n/u	n/u	**	**	0.3 b	**	3.0 a	6.0 b	2.2 a	6.3 b
Zone 8	**	**	**	**	3.4 a	8.2 a	1.5 a	5.3 a	2.4 a	5.9 a
Zone 9	n/u	n/u	0.0 a	0.0 a	6.6 c	2.6 c	2.9 b	5.5 d	4.1 c	4.5 d
South (Zones 7-9)	**	**	1.1 a	3.5 a	3.1 c	6.2 b	2.6 a	5.7 b	2.8 a	5.8 b
Zone 10	n/u	n/u	13.3 a	21.4 a	4.4 a	8.2 a	5.5 a	4.1 a	5.3 a	5.8 a
Zone 11	**	**	**	**	7.0 b	8.1 b	5.3 b	4.0 a	6.0 b	4.9 a
Zone 12	n/u	n/u	n/u	n/u	**	**	2.5 a	5.9 c	2.5 a	5.5 c
North (Zones 10-12)	**	**	11.6 a	18.8 a	5.6 b	7.6 b	4.6 a	4.6 a	5.1 a	5.3 a
Edmonton City (Zones 1-12)	18.6 a	0.0 a	4.4 a	6.1 b	4.5 a	6.3 b	3.8 a	5.1 a	4.1 a	5.5 a
Zone 13	n/u	n/u	n/u	n/u	**	**	1.3 a	1.3 a	1.2 a	1.2 a
Zone 14	**	**	0.0 a	0.0 a	0.9 a	3.3 a	2.6 a	3.6 a	1.9 a	3.4 a
Edmonton CMA	**18.0 a**	**0.0 a**	**4.0 a**	**5.6 b**	**4.1 a**	**5.9 b**	**3.6 a**	**4.9 a**	**3.8 a**	**5.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1	n/u	n/u	**	**	**	**	**	**	-2.0 a	-19.6 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 4	**	**	**	**	**	**	**	**	**	**
Edmonton Core (Zones 1-4)	**	**	**	**	**	**	**	**	**	**
Zone 5	n/u	**	n/u	**	**	**	**	**	**	**
Zone 6	n/u	n/u	-3.8 a	11.6 a	5.4 a	-0.9 a	7.2 a	-0.7 a	6.8 a	-1.0 a
West (Zones 5-6)	n/u	**	-3.8 a	**	1.6 c	-6.5 c	2.5 c	-4.1 c	2.6 b	-4.5 d
Zone 7	n/u	n/u	**	**	++	-17.3 a	4.5 c	**	**	**
Zone 8	**	**	**	**	**	**	**	**	**	**
Zone 9	n/u	n/u	18.8 a	4.8 a	**	++	**	++	**	++
South (Zones 7-9)	**	**	19.8 a	1.4 a	++	++	**	++	4.2 d	++
Zone 10	n/u	n/u	**	**	**	**	++	++	++	++
Zone 11	**	**	**	**	++	**	5.5 d	++	5.9 d	++
Zone 12	n/u	n/u	n/u	n/u	**	**	12.7 d	**	13.5 d	**
North (Zones 10-12)	**	**	**	**	++	++	**	++	5.2 d	++
Edmonton City (Zones 1-12)	**	**	6.9 c	5.4 d	**	++	4.1 d	**	4.5 c	++
Zone 13	n/u	n/u	n/u	n/u	**	**	11.7 a	4.4 a	11.8 a	4.7 a
Zone 14	**	**	20.6 a	0.7 a	10.7 d	++	10.8 c	++	11.2 c	1.2 d
Edmonton CMA	**	**	**7.5 c**	**5.1 d**	**3.0 c**	**++**	**4.7 d**	**	**5.1 c**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Edmonton CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Central	4.5 d	1.9 c	2.4 a	4.6 a
Suburban	4.5 c	4.7 d	2.5 a	4.3 a
Other Metro	1.9 c	**	2.3 a	3.9 a
Edmonton CMA	**4.3 c**	**3.1 c**	**2.4 a**	**4.5 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Edmonton CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	**	703 a	943 a	834 a	1,197 a	1,020 a	**	1,167 a
Suburban	n/u	718 a	**	861 a	1,003 a	1,017 a	**	1,194 a
Other Metro	n/u	683 a	**	829 a	1,001 d	987 a	n/u	1,142 a
Edmonton CMA	**	**704 a**	**965 b**	**841 a**	**1,122 a**	**1,015 a**	**	**1,180 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Edmonton CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Central	**	**	890 b	943 a	1,152 c	1,197 a	1,297 c	**	1,041 b	1,069 a
Suburban	n/u	n/u	**	**	**	1,003 a	**	**	1,029 d	998 b
Other Metro	n/u	n/u	**	**	**	1,001 d	n/u	n/u	**	1,079 d
Edmonton CMA	**	**	880 b	965 b	1,099 b	1,122 a	1,295 b	**	1,028 b	1,056 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA				
3 to 9 Units	**	**	3.1 c	4.8 b
10 to 19 Units	3.1 d	**	2.7 a	5.0 b
20 to 49 Units	6.4 c	3.5 d	2.7 a	5.4 a
50 to 99 Units	**	3.6 d	2.0 a	4.3 a
100+ Units	2.3 b	**	1.8 a	2.1 a
Total	4.3 c	3.1 c	2.4 a	4.5 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Edmonton CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Central	17,964	18,251	4,518 a	5,000 d	25.1 a	27.4 d	4.5 d	1.9 c
Suburban	12,014	13,111	2,640 a	2,907 d	22.0 a	22.2 d	4.5 c	4.7 d
Other Metro	2,720	3,435	**	**	**	**	1.9 c	**
Edmonton CMA	**32,698**	**34,797**	**7,616 a**	**8,415 a**	**23.3 a**	**24.2 a**	**4.3 c**	**3.1 c**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Edmonton CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA								
3 to 9 Units	181	176	**	**	**	**	**	**
10 to 19 Units	1,341	1,358	376 d	**	28.1 d	**	3.1 d	**
20 to 49 Units	6,920	6,855	1,329 a	1,458 d	19.2 a	21.3 d	6.4 c	3.5 d
50 to 99 Units	9,428	11,075	2,109 a	2,342 d	22.4 a	21.1 d	**	3.6 d
100+ Units	14,828	15,333	3,734 a	4,032 d	25.2 a	26.3 d	2.3 b	**
Total	32,698	34,797	7,616 a	8,415 a	23.3 a	24.2 a	4.3 c	3.1 c

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Edmonton CMA										
Single Detached	n/s	n/s	**	**	856 d	898 b	1,325 b	1,308 b	1,190 b	1,122 b
Semi detached, Row and Duplex	n/s	n/s	**	**	951 c	**	1,090 b	1,083 b	1,023 b	990 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	**	760 d	**	**	**	**
Total	n/s	n/s	707 c	**	936 b	841 b	1,204 b	1,189 b	1,078 b	1,049 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Edmonton CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Edmonton CMA		
Single Detached	20,527 b	23,392 b
Semi detached, Row and Duplex	21,766 b	20,039 b
Other-Primarily Accessory Suites	4,018 d	**
Total	46,310 a	47,713 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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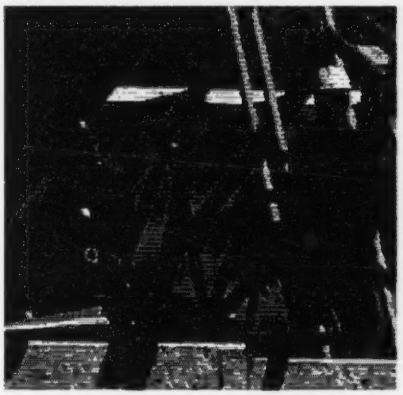

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